

£1,050 pcm



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63 Hunton Road Oulton, NR32 3QP

- MODERN CONTEMPORARY HOUSE
- EPC B
- THREE DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- DRIVEWAY
- THREE STOREYS
- BEAUTIFULLY PRESENTED
- MASTER ENSUITE
- ENCLOSED REAR GARDEN
- AVAILABLE NOW

ACCOMMODATION

Entrance Porch

Enter through your modern part-glazed door into your Entrance Porch of your new home.

Lounge 14' 10" x 11' 10" (4.52m x 3.61m)

The Lounge features a uPVC sealed unit double glazed window to front aspect, radiator, storage cupboard and laminate floor. A door leads you to your ...

Inner Lobby

This is the link between your Living and Kitchen area and features a laminate floor, your carpeted staircase leads you up to all first floor rooms and a door leads you to ...

Cloakroom WC

The laminate floor extends through to there's a modern contemporary suite comprising of a low level WC and pedestal sink.

Kitchen Diner 11' 11" x 8' 11" (3.63m x 2.73m) narrowing to 2.45m

Running the whole width of the house, your Kitchen Diner has two halves. On your Kitchen side there's a range of base and wall units fitted to three walls complete with stylish white doors and drawers, black square edged worktop and upstand over. Appliances include a gas hob with extractor over and electric oven below, there's a stainless steel sink with mixer tap situated under your uPVC sealed unit double glazed window. Ample space is provided for your automatic washing machine or dishwasher and tall fridge freezer. On your dining side, a radiator and a set of uPVC sealed unit double glazed french doors lead you outside. Tiled flooring runs across the whole width.

FIRST FLOOR

At the top of your first set of stairs, your Landing features a fitted carpet, radiator and doors lead off to all first floor rooms. A further staircase leads you up to your second floor.

Bedroom 2 11' 10" x 11' 0" (3.61m x 3.35m)

Situated at the front of the house and features two uPVC sealed unit double glazed windows, fitted carpet and radiator.

Bathroom

Your modern and contemporary style Bathroom features a suite comprising of a panel bath, pedestal sink and low level WC.

Bedroom 3 11' 10" x 9' 0" (3.61m x 2.74m)

A uPVC sealed unit double glazed window gives views over your rear Garden, laminate floor and radiator.

SECOND FLOOR

At the top of your second set of stairs a door leads you in to your

Master Bedroom 17' 2" x 7' 9" (5.23m x 2.37m)

Enjoy the luxury of the top floor of your home. A dormer window to front allows natural daylight, there's a fitted carpet, radiator and a door leading you to your ...

Ensuite 11' 10" x 5' 3" (3.61m x 1.60m)

Spacious Ensuite with a velux window allowing plenty of natural daylight in, there's a laminate floor and radiator. A suite comprising of a tiled shower cubicle, pedestal sink and low level loo.

Front Garden & Driveway

Ample parking to the front on your brickweave driveway and a small gravel area is featured.

Rear Garden

Enclosed by fence and very private, your rear Garden mainly laid to lawn and a large timber decking adjacent to the rear of the house, perfect for a sitting out, a barbecue of even a spot of alfresco dining.

Council Tax

Band C

TERMS OF TENANCY

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £1,050.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £1,150.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£1,050.00
Deposit	£1,150.00
Total:	£2,200.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£253.00) will be payable to One Lets before the application can be completed.

Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are delaying and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised. HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854.

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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3 Bed, 3 Storey - MODERN TOWNHOUSE - Available Now

We are pleased to offer for let, this beautifully presented mid terraced property in the pleasant neighbourhood of the most popular Woods Meadow development in Oulton. The property boasts an Entrance Porch, Lounge, Cloakroom WC and stunning Kitchen Diner on the ground floor, while on the first floor, two double Bedrooms and Family Bathroom and on the top floor you will find your beautiful Ensuite Master Bedroom. Complete with quality floor coverings throughout and decorated in a modern contemporary style, you also have a two car Driveway and good sized enclosed Rear Garden ...

LOCATION AND AMENITIES

Number 63 is situated on the right of the cul-de-sac part of Hunton Road which is adjacent to Lime Avenue in the very popular and sought after Woods Meadow residential development off Sands Lane in Oulton Broad. Lowestoft, Great Yarmouth and the City of Norwich are easily accessible and local amenities such as a range of local shops, family restaurants and good schools are available nearby making this an ideal property for the whole family. For those sunny days, the beach, broads and stunning Suffolk countryside are right on your doorstep.

Contact: One Estates | **Office:** 01502 733399 | **Email:** info@one-estates.co.uk



63 HUNTON ROAD, OULTON

TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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